

3/6 Harris Street, Netley, SA, 5037



House For Sale

Saturday, 10 August 2024

3/6 Harris Street, Netley, SA, 5037

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Netley Nest: Your First Home Awaits!

For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser

Virtual Tour Link: <https://my.matterport.com/show/?m=uCUquQx8St6>

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market this charming two-bedroom unit, nestled between the city and the sea, offering the perfect blend of comfort and convenience. With its neutral tones, this cozy unit is a blank canvas ready for your creative touch.

The heart of the home is the inviting family room, designed for effortless living. Equipped with a Dimplex reverse cycle air conditioning wall unit, you'll stay comfortable year-round. The venetian blinds, spotlights, and contemporary vinyl plank flooring create a welcoming atmosphere.

The newly renovated open-plan L-shaped kitchen is a chef's delight. Featuring a built-in pantry for ample storage and a sleek Chef stainless steel gas cooktop and oven with a canopy rangehood, this kitchen is perfect for culinary enthusiasts. The single sink with mixer tap, laminate cabinetry and benchtops, and modern tile splashback complete this functional and stylish space.

Both bedrooms provide a serene sanctuary featuring mirrored built-in robes, ceiling fans with lights, venetian blinds and modern vinyl plank flooring. The combined bathroom and laundry area has undergone a recent renovation and boasts a heat lamp for added comfort, a single vanity, a shower with a handheld showerhead and frameless screen, and a convenient toilet.

Step outside to your private courtyard, offering a tranquil outdoor retreat, ideal for morning coffee or evening drinks. A fold-down clothesline adds convenience. The fully fenced property with front picket fencing ensures privacy and security. For added convenience, a secure and designated single garage is accessible from Montgomery Street.

Key features you'll love about this home:

- ☑ Secure single garage on Montgomery Street
- ☑ Reverse cycle air-conditioning in the family room
- ☑ Mirrored built-in robes in both bedrooms
- ☑ Recently renovated - including new door handles and locks to the kitchen and bathroom
- ☑ Easy-care vinyl plank flooring throughout
- ☑ Bosch HighFlow 17e instant gas hot water system

Located in the suburb of Netley, this property offers an enviable lifestyle, only a short 10 minute drive to Glenelg Beach and 15 minutes to the City of Adelaide. Enjoy easy access to Kurralta Central, Black Forest Shopping Centre, and Harbour Town Premium Outlets for retail therapy. For outdoor enthusiasts, Elsie Street Reserve, Rex Jones Reserve, and Glenelg Golf Club are just a short distance away. Families will appreciate the proximity to Goodstart Early Learning Marlestone, Plympton Primary School, and Underdale High School.

Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Year Built / 1962 (approx)

Land Size / TBA

Frontage / TBA

Zoning / GN - General Neighbourhood

Local Council / City of West Torrens
Council Rates / \$1,129 pa (approx)
Water Rates (excluding Usage) / \$662.20 pa (approx)
Es Levy / \$107.15 pa (approx)
Estimated Rental / \$400-\$440pw
Title / Strata Title 5216/521
Strata Title / UnitCare - \$360pq (approx) incl. building insurance
Easement(s) / Nil
Encumbrance(s) / Nil
Internal Living / 47.6 sqm (approx)
Total Building / 103.6 sqm (approx)
Construction / Brick Veneer
Gas / Connected
Sewerage / Mains
Selling Investment

For additional property information such as the Certificate Title, please copy and paste this link into your browser:
<https://vltre.co/C7PjvH>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.